

LEON S. AVAKIAN, INC. *Consulting Engineers*

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May 14, 2019

Planning Board
Borough of Bradley Beach
701 Main Street
Bradley Beach, NJ 07720

**Re: Preliminary and Final Major Site Plan
109 McCabe Avenue, LLC
Block 38, Lots 5 and 6
109 McCabe Avenue
Our File BBPB 19-04**

Dear Chairman and Board Members:

Our office has received and reviewed an application submitted for Board approval in connection with the above referenced project. Submitted with the application are the following:

- A preliminary & final major site plan consisting of eight (8) sheets prepared by Jason L. Fichter, P.E., P.P., C.F.M., C.M.E., of InSite Engineering, LLC, dated March 15, 2019, with no revisions.
- An architectural plan consisting of six (6) sheets prepared by Stephen J. Carlidge, AIA of Shore Point Architecture, P.A., dated March 15, 2019, with no revisions.
- A boundary and topographic survey consisting of one (1) sheet prepared by Justin J. Hedges, P.L.S of InSite Engineering, LLC, dated August 2, 2018, with no revisions.

The application has been deemed complete. We have reviewed the plans to determine if they conform with the requirements of the Borough Ordinance and report as follows:

1. **Project Description**

- A. The property is located on the south side of McCabe Avenue between Beach Avenue and Ocean Avenue. The existing lot contains a three story masonry building with off-street parking.

- B. The Applicant is proposing to replace all exterior balconies, egress stairs, and retaining walls. Also resurfacing the existing parking lot and modify the stormwater management system.

2. **Zoning and Land Use**

- A. The property is located in the R-B Residential Beach and the present use is garden apartments. The Applicant is not changing the use, which is permitted.
- B. The proposed site plan requires Board approval for Preliminary and Final Major Site Plan approval. The Applicant is requesting variances for front yard setback, side yard setback, impervious coverage, parking space size, and others described in this report. The property and dwelling have existing non-conformities with lot area, lot width, rear yard setback, number of stories, building coverage, number of stories for living space, setback to driveway, and others described in this report.

3. **Variances and Waivers**

- A. In accordance with Section 450-28.D.(2)(a), area, yard and building limitations, the following variances and existing non-conformities are noted below:
 - 1) In accordance with Section 450-28.D(2)(a)[1], the minimum lot area permitted is 30,000 square feet. The existing lot area is 15,000 square feet, which represents an existing non-conformity.
 - 2) In accordance with Section 450-28.D.(2)(a)[2], the minimum lot width permitted is 200 feet. The existing lot width is 100 feet, which represents an existing non-conformity.
 - 3) In accordance with Section 450-28.D(2)(a)[4], the minimum front yard setback on streets east to west is 25 feet or the minimum depth of any front yard within the block and fronting on the same street on which the structure fronts, whichever is greater. The existing front yard setback to the structure is 9.3 feet, which represents an existing non-conformity. The existing front stairs for the balconies is not a permitted encroachment and should comply with the front yard setback. The existing front yard setback to the front stairs for the balconies appears to be inches from the McCabe Avenue right-of-way line. This represents an existing non-conformity.

The Applicant is removing the stairs and constructing new stairs in the same general location. The proposed front yard setback to the front stairs is inches from the McCabe Avenue right-of-way line. **A variance is required.**

- 4) In accordance with Section 450-28.D.(2)(a)[5], the minimum side yard setbacks permitted are 5 feet and 10 feet. The existing west side yard setback is 5 feet, which conforms. The existing east side yard setback is 5.2 feet, which represents an existing non-conformity. The replacing of the balconies and stairs will **require a variance for the east side yard setback of 5.2 feet.**
- 5) In accordance with Section 450-28.D.(2)(a)[6], the minimum rear yard setback permitted is 25 feet. The existing rear yard setback is 11.7 feet, which represents an existing non-conformity.
- 6) In accordance with Section 450-28.D.(2)(a)[7], the maximum building height permitted is 35 feet and 2 ½ stories. The Applicant indicates a building height of 30.5 feet, measured to the midpoint of the roof.

The building height should be measured to the highest point of the roof. The Applicant should revise the building height on the plans. The Applicant is not proposing any change in maximum building height.

The existing building is 3 stories, which represents an existing non-conformity.

- 7) In accordance with Section 450-28-D.(2)(a)[8], the maximum building coverage permitted is 20% of the lot area. The existing building coverage is 42.3%, which represents an existing non-conformity.
- 8) In accordance with Section 450-28.D.(2)(a)[9], the maximum impervious coverage permitted is 60% of the lot area. The existing impervious coverage is 83.6%, which represents an existing non-conformity. The Applicant is reducing the impervious coverage to 82.5%. **A variance is required.**

- 9) In accordance with Section 450-28.D.(2)(i), the living space shall be limited to two stories, with no portion of any living space below grade. The existing building has living space on 3 stories and has living space below grade, which these represent an existing non-conformity.
- B. The Residential Site Improvement Standards (RSIS) requires 1.8 parking spaces per each one bedroom apartment. The building has 26 one bedroom apartments which would require 47 parking spaces. The existing parking lot layout provides 15 angled parking spaces, which represents an existing non-conformity. The Applicant is proposing a parking lot layout of 10 head in parking spaces including 1 ADA compliant and 3 parallel spaces. The Applicant should request a parking waiver from the Site Improvement Advisory Board per RSIS Section 5:21-3.2. The Applicant should provide testimony as to how the onsite parking demands will be met and what the impacts of the unmet demands will be on neighboring properties. Currently, the site has less than one parking space per unit. The Applicant is proposing to further reduce this number.
- C. In accordance with Section 450-41.B, for residential parking and driveway requirements for apartments, the following variance or existing non-conformities are noted below:
- 1) In accordance with Section 450-41.B.(7), no ingress or egress drive shall enter upon a public road or highway at a point closer than 50 feet to any street intersection or closer than 30 feet to any property line. The existing drive is 18.04 feet from the east side property line, which represents an existing non-conformity.
 - 2) In accordance with Section 450-41.B.(11), the minimum parking space size shall be nine (9) feet wide by eighteen (18) feet deep. The Applicant is proposing a parking space size of 9 feet wide by 18 feet deep parking space on the west side of the parking lot, which conform. The proposed parking spaces on the east side are 7 feet wide by 22 feet deep. **A variance is required for parking space width.**

4. **Site Drainage**

The existing stormwater runoff from the roof of the building is discharging toward neighboring properties. The Applicant is proposing to collect the roof runoff from the west and south side of the buildings into a roof leader collection system, which discharges through a pop-up emitter onto McCabe Avenue.

The Applicant also is proposing an emergency drainage system for the subgrade walkway on the lower level of the existing building. The system will direct runoff to a pump chamber and pump the discharge in a 3" diameter pipe through a curb cut into the McCabe Avenue gutter. Testimony should be provided on the drainage system.

5. **General Comments**

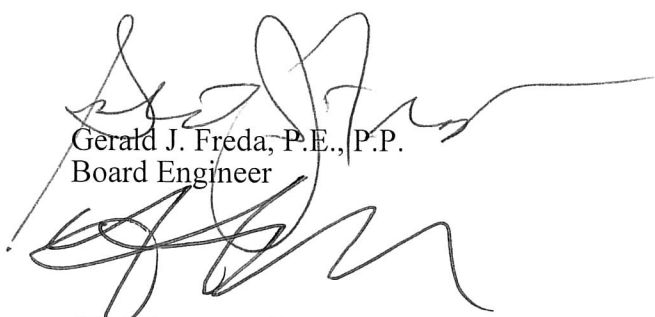
- A. General Note should be added to the plan indicating the existing curb and sidewalk along the frontage will be replaced if found in poor condition.
- B. The Applicant should provide information that taxes are currently paid.
- C. The Applicant shall secure any and all construction permits needed for the project.
- D. Performance Guarantees & Inspection Fees to be posted per the Borough Ordinance.

Our office reserves the right to provide additional comments upon receipt of revised plans.

If you have any questions, or require any additional information on this matter, please do not hesitate to contact our office.

Very truly yours,

LEON S. AVAKIAN, INC.



Gerald J. Freda, P.E., P.P.
Board Engineer

Christine L. Bell, P.P., A.I.C.P.
Board Planner

DMH:mfl

cc: Kristie Dickert, Board Secretary
Monica Kowalski, Esq., Board Attorney
Jennifer S. Krimko, Esq., Applicant's Attorney
Stephen J. Carlidge, AIA, Applicant's Architect
Jason L. Fichter, P.E., Applicant's Engineer

BB/PB/19/19-04a